

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 16, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - April 2, 2007, Meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a Preliminary Plat: Deerfield North, Phase V - 27 Single-Family Residence-7 lots on 7.6± acres located at the southwest corner of Hedgoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. Applicant: STRS Plano, L.P.</p> <p>5b Preliminary Site Plan & Concept Plan: Headquarters Village, Block A, Lots 2 & 3 - Hotel on one lot on 2.9± acres and future office on one lot on 8.6± acres located on the south side of Town Square Drive, 460± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Headquarters, L.P.</p>	<p></p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
5c	Revised Conveyance Plat: Headquarters Village, Block A, Lots 2 & 3 -	APPROVED 8-0,

<p>EH</p>	<p>Two conveyance lots on 11.5± acres located on the south side of Town Square Drive, 460± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Headquarters, L.P.</p>	<p>NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Plat: Hillary Acres Addition, Block A, Lot 1 - Medical office on one lot on 1.3± acres located on the west side of Shiloh Road, 1,500± feet south of Global Lane. Zoned Research/Technology Center. Neighborhood #68. Applicant: Adams Consulting Engineers</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Conveyance Plat: Hillary Acres Addition, Block A, Lots 1 & 2 - Two conveyance lots on 8.4± acres located on the west side of Shiloh Road, 1,500± feet south of Global Lane. Zoned Research/Technology Center. Neighborhood #68. Applicant: Adams Consulting Engineers</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Revised Conveyance Plat: Plano-Independence Parkway Place Addition, Block 1, Lots 1, 2R & 4 - Three conveyance lots on 4.2± acres located at the northeast corner of Independence Parkway and Plano Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Final Plat: Pointe West - 50 Single-Family Residence-6 lots and 3 open space lots on 10.8± acres located on the north side of Windhaven Parkway, 115± feet west of Madera Court. Zoned Single-Family Residence-6. Neighborhood #26. Applicant: Plano Pointe West, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5h EH</p>	<p>Revised Preliminary Site Plan: Stream Data Center, Block A, Lots 2 & 3 - Medical Office on two lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Harrod Properties</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5i EH</p>	<p>Phase II Land Study: Normandy Estates - 52 Single-Family Residence-9 lots and one open space lot on 44.6± acres located at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9 & Commercial Employment. Neighborhood #14 & #15. Applicant: H.W. Spring Creek Partners, L.P. & ZCB Spring Creek, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5j EH</p>	<p>Final Plat: Legacy Town Center (South), Block 1, Lot 6 - Multi-family residential on one lot on 1.5± acres located at the northwest corner of Parkwood Boulevard and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Legacy PT MFA IV, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5k EH</p>	<p>Final Plat: Legacy Town Center (South), Block 1, Lot 7 - Multi-family residential on one lot on 0.8± acre located at the northwest corner of Hansell Road and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Legacy PT MFA IV, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5l EH</p>	<p>Final Plat: Legacy Town Center (South), Block 1, Lot 8 - Multi-family residential on one lot on 0.7± acre located at the southwest corner of Daniel Road and Libby Road. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Legacy PT MFA IV, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5m TF</p>	<p>Preliminary Plat: Coit Center Addition, Block A, Lot 7 - A bank on one lot on 1.3± acres located at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. Applicant: Bank of Texas</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5n TF</p>	<p>Preliminary Site Plan and Concept Plan: Jupiter-190 Addition, Block A, Lots 2R and 4 - A hotel on one lot on 2.0± acres and future retail on one lot on 1.9± acres located at the northwest corner of State Highway 190 and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. Applicant: APN Hospitality</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5o TF</p>	<p>Final Plat: Park Place Center Addition, Block A, Lot 8 - A retail building on one lot on 1.2± acres located on the south side of Plano Parkway, 1,000± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: French Real Estate Interests, LLC.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5p TF</p>	<p>Final Plat: Shoshoni Park Addition, Block 1, Lot 1 - A park on one lot on 3.1± acres located at the southwest corner of Hillridge Drive and Del Sol Drive. Zoned Single-Family Residence-7. Neighborhood #61. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A EH</p>	<p>Public Hearing: Zoning Case 2007-06 - Request for a Specific Use Permit for private recreation facility on 1.1± acres located at the northeast corner of Los Rios Boulevard and Fitzgerald Drive. Zoned Single-Family Residence-7. Applicant: Newmark Homes</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 05/14/07</p>
<p>6B EH</p>	<p>Site Plan: Trails of Glenwood, Phase 1, Block M, Lots 1 & 2 - Private recreation facility on one lot on 1.1± acres located at the northeast corner of Los Rios Boulevard and Fitzgerald Drive. Zoned Single-Family Residence-7. Applicant: Newmark Homes</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>7 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Carpenter Plaza Shopping Center Addition, Block A, Lot 1R - Bank on one lot on 1.0± acres located at the southeast corner of Legacy Drive and Independence Parkway. Zoned Planned Development-115-Retail/General Office. Neighborhood #19. Applicant: Wachovia Co.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>8 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: EDS Clusters, Block A, Lot 1 - General office buildings on one lot on 36.9± acres located on the north side of Tennyson Parkway, 1,750± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Legacy Campus, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Parker Crossing Shopping Center No. 1, Block A, Lot 1R - Retail development on one lot on 7.0± acres located at the southeast corner of Parker Road and K Avenue. Zoned Retail. Neighborhood #48. Applicant: Plano Development Associates</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10 TF</p>	<p>Public Hearing - Replat: Kings Gate Addition, Block B, Lot 5R - A Single-Family Residence-20 lot on 1.8± acres located generally at the southeast corner of Highgate Road and Sudbury Road. Zoned Single-Family Residence-20 with SUP-281. Neighborhood #25. Applicant: East Side Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>11 EH</p>	<p>Preliminary Site Plan: Normandy Estates - 49 patio home, 38 single-family residence attached, and 17 open space lots on 31.5± acres located on the north side of Spring Creek Parkway, 1,300± feet west of Tennyson Parkway. Zoned Single-Family Residence Attached and Patio Home. Neighborhood #14 and #15. Applicant: H.W. Spring Creek Partners, L.P. & ZCB Spring Creek, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	<p>DISCUSSION HELD</p>

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.